006.0	0003	0001.B	1 of 1	Commercial
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	879,100	/	879,100
USE VALUE:	879,100	/	879,100
ASSESSED:	879,100	/	879,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
190		MASS AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FRAMINA LLC
Owner 2:	
Owner 3:	
Street 1:	455 MASS AVE STE 1
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PASCIUTO FAMILY SERIES LLC -
Owner 2:	-
Street 1:	14 VIKING ROAD
Twn/City:	WINCHESTER
St/Prov:	MA Cntry:
Postal:	01890

NARRATIVE DESCRIPTION

This parcel contains .052 Sq. Ft. of land mainly classified as Restaur/Bar with a Restaurant Building built about 1924, having primarily Brick Exterior and 3220 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 2 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B3	VILLAGE B	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
326	2274.000	378,800		500,300	879,100
Total Card	0.052	378,800		500,300	879,100
Total Parcel	0.052	378,800		500,300	879,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 273.01 | /Parcel: 273.01

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	5390
GIS Ref	
GIS Ref	
Insp Date	11/09/16

!571!

PREVIOUS ASSESSMENT

Parcel ID: 006.0-0003-0001.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	326	FV	378,800	0	2,274.	500,300	879,100		Year end	12/23/2021
2021	326	FV	378,800	0	2,274.	491,800	870,600		Year End Roll	12/10/2020
2020	326	FV	378,800	0	2,274.	483,200	862,000	862,000	Year End Roll	12/18/2019
2019	326	FV	354,400	0	2,274.	454,800	809,200	809,200	Year End Roll	1/3/2019
2018	326	FV	354,400	0	2,274.	398,000	752,400	752,400	Year End Roll	12/20/2017
2017	326	FV	354,800	0	2,274.	312,700	667,500	667,500	Year End Roll	1/3/2017
2016	326	FV	354,800	0	2,274.	312,700	667,500	667,500	Year End	1/4/2016
2015	326	FV	344,400	0	2,274.	170,600	515,000	515,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	18:42:04

LAST REV

Date	Time
03/25/21	11:11:28
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 571

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PASCIUTO FAMILY	1362-16		11/10/2008	Family	10	No	No		
PASCIUTO FRANK/	1342-62		8/7/2007	Family	100	No	No		
BANK FIVE/SAVIN	1082-163		6/20/1991		215,000	No	No	4	

USER DEFINED

Prior Id # 1:	5390
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/22/2016	1553	Sign	1,800	C				
12/19/2016	2193	Inter Fi	7,500	C				
9/28/2016	1177	Inter Fi						remove bath
5/3/2013	636	Sign	1,000	C				
8/15/1996	387	Manual	2,000					SIGN
1/5/1996	3	Manual	150					SIGN
1/5/1996	3	Manual	150					SIGN
11/14/1995	652		200,000					REMODEL FOR REST..

ACTIVITY INFORMATION

Date	Result	By	Name
3/22/2021	I & E Mailed	MM	Mary M
2/13/2019	Mail Update	MM	Mary M
11/9/2016	Measured	DGM	D Mann
6/18/2013	Info Fm Prmt	EMK	Ellen K
3/18/2009	Measured	201	PATRIOT
12/3/1999	Meas/Inspect	201	PATRIOT
6/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
326	Restaur/Bar		2274		Sq. Ft.	Site		0	44.	5.00	CG									500,280						500,300	

Total AC/HA:	0.05220	Total SF/SM:	2274	Parcel LUC:	326	Restaur/Bar	Prime NB Desc	COMM GD	Total:	500,280	Spl Credit		Total:	500,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	74 - Restaurant		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	2 - Steel		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	RED BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	20		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	6 - Ceramic Tile	25	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	28.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	28	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.25000000
Const Adj.:	1.14093626
Adj $ / SQ:	149.748
Other Features:	15254
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	526057
Depreciation:	147296
Depreciated Total:	378761

COMMENTS

BK; 236 PG; 305 1924; FIORA RESTR. & BAR; BLDG IS SAME HEIGHT; REAR SPLIT INTO (2) LEVELS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:	HB	2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

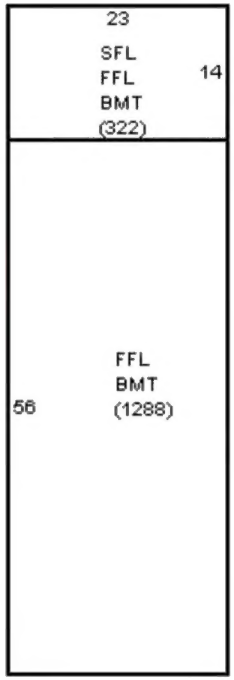
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	181.19
Special Features:	0	Val/Su Net:	106.95
Final Total:	378800	Val/Su SzAd	196.07

SKETCH



10

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,610	80.860	130,191
FFL	First Floor	1,610	149.750	241,094
SFL	Second Floor	322	149.750	48,219

Net Sketched Area:	3,542			Total:	419,504
Size Ad	1932	Gross Area	3542	FinArea	3220

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	AFB	80	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

006.0-0003-0001.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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